



AGENDA

HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY, SEPTEMBER 26, 2013 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, Carol Lenoir,
and Greg Harvey

APPROVAL OF MINUTES: August 22, 2013

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

1. **Extension of Site & Architectural Review No. 2011-3**– Filed by Community Services Development Corporation requesting an extension of the approval for the construction of 15 affordable apartment units at 560 Line Street in the R4-H/PZ Zoning District; being more specifically described as Assessor's Parcel No. 052-020-003. CEQA: Categorical Exemption.
2. **970 Steinbeck Drive** – Filed by City of Hollister requesting revocation of Home Occupation Permit No. 2010-48 in the R1 Low Density Residential Zoning District; being more specifically described as Assessor's Parcel No. 058-050-025)

3. **Sale of Property** – Filed by the City of Hollister regarding the sale of the following properties:
The first property is located at the southernmost point of McCray Street, north of Tres Pinos Rd. and west of Highway 25 and classified as General Commercial within the General Plan. The second property is located at the northeastern corner of Hillcrest Road and Highway 25 Bypass being more specifically described as Assessor's Parcel Numbers 020-020-006 and 020-020-002
4. **Amendments to Title 5 Business Licenses and Regulations, Title 10 Vehicles and Traffic, and Title 17 Zoning to the Hollister Municipal Code** – An ordinance to amend miscellaneous sections of the Hollister Municipal Code to implement additional standards for mobile food facilities. CEQA: Categorical Exemption.

NEW BUSINESS:

5. **Use Determination 2013-2** – City of Hollister - requesting direction from the Planning Commission as to whether the request for a Conditional Use Permit can be initiated for a future Planning Commission Meeting for a waiver of the minimum density for the vacant lot at 0 Pine Drive further identified as San Benito County Assessor Parcel Number 054-042-002, prior to the purchase of the property.

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, October 24, 2013 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing

and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.